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{
  "typeOfReport": {
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    "value": "Single_Flat"
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  "reportInformation": {
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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  "purposeOfValuation": {
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  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
  },
  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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      "_id": "5fc6c33c74d12c494856baa0"
    },
    "firstName": "Ashish",
    "type": "CREDITOFFICER",
    "_id": "66f3bd047d6d262b2ba806c1",
    "email": "ashish.bhabad@sbi.co.in",
    "lastName": "Bhabad",
    "mobileNo": "",
    "workMobileNo": "7709815152"
  },
  "fees": {
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    "expectedFees": 7500,
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  "shortName": "VCIPL/Mumbai",
  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
"client": {
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  "type": "BANK",
  "name": "State Bank of India",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "branchCode": "000286",
  "type": "BRANCH",
  "name": "RASMECCC Bhayandar",
  "email": "Coorddesk.rasmecbhy@sbi.co.in",
  "mobileNo": "02225140903",
  "alternateMobileNo": "",
  "address": "RASMECCC Bhayandar Branch Unit No. 101, 102, 103B, 1st Floor, IT
Landmark Building, 150ft. Road, Near Hotel Shree Nidhi, Opp. Maxus Mall, Bhayander
(West), Thane – 401 101, State – Maharashtra, Country – India.",
  "ledgerName": "",
  "fax": "",
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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  "firstName": "Amit",
  "email": "amitsalvi2909@gmail.com",
  "lastName": "Salvi",
  "mobileNo": "7499830659",
  "shortName": "Amit",
  "workWithDocumentMaker": "",
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"siteEngineer": {
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  "_id": "66891578194f4629de0af6da",
  "role": "SITEENGINEER",
  "firstName": "Govind",
  "email": "govindpande23@gmail.com",
  "lastName": "Pande",
  "mobileNo": "9096192041",
  "designation": "Site Engg",
  "shortName": "Deepak",
  "workWithDocumentMaker": "63fc575ece84bf289ba9e82d"
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  "_id": "5fc78e26625ecd20ec1f88e9",
  "role": "MAKER+CHECKER",
  "firstName": "Vaishali",
  "email": "v.sarmalkar@vastukala.org",
  "lastName": "Sarmalkar",
  "mobileNo": "9004437379",
  "shortName": "VS",
  "workWithDocumentMaker": "1",
  "profilePhoto": "users\\5fc78e26625ecd20ec1f88e9\
\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg",
  "designation": ""
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"maker": {
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  "email": "jayaraja@vastukala.org",
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"designation": "",
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  "shortName": "VS",
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        "label": "Registered Valuer"
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  {
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    "_id": "5ffe92d27737ca4d986b6453",
    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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    "registrationNo": [
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        "number": "IBBI/RV/07/2018/10366"
      }
    ]
  }
]
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    "label": "Chartered Engineer"
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  "number": "IBBI/RV/07/2018/10366"
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"fatherName": "Baburao"
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  "value": "BANK"
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      "dateTime": "2024-10-17",
      "remark": "MANUAL_IN_TASK"
    }
  ]
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  "audioNotes": []
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"compositionFlatType": {
  "value": "3BHK",
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"externalReportDetails": {
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  "underConstruction": false
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"address": {
  "state": {
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    "value": "Maharashtra",
    "label": true
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    "value": "India",
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"key": "village",
"value": "Mira",
"label": true
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"floorNo": {
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  "value": "12",
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  "value": "Thane",
  "label": true
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  "key": "city",
  "value": "Mira Road (East)",
  "label": false
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  "key": "tahasilNo",
  "value": "",
  "label": true
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  "label": false
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  "value": "",
  "label": true
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  "key": "street2",
  "value": "Near St. Paul's School",
  "label": false
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  "name": "Landmark",
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  "value": "",
  "label": false
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"key": "wing",
"value": "A",
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  "value": "",
  "label": false
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  "key": "oldSurveyNumber",
  "value": "156",
  "label": true
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"newSurveyNumber": {
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  "key": "newSurveyNumber",
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  "label": true
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  "value": "",
  "label": true
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  "key": "blockNo",
  "value": "",
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  "value": "",
  "label": true
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  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "value": "",
  "label": false
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"policeStation": {
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  "key": "policeStation",
  "value": "",
  "label": false
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  "key": "suburb",
  "value": "",
  "label": false
}
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"flatSpecifications": {
  "roof": {
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    "label": "R.C.C. slab"
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  "flooring": {
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    "label": "Vitrified tiles flooring"
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  "doors": {
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    "label": "Teak Wood Door Frame With Flush Shutters"
  },
  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
  },
  "fittings": {
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"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_",
    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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  "finishing": {
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  }
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"general": {
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  "label": "Middle Class"
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"populationGroupList": {
  "value": "Urban",
  "label": "Urban"
},
"townplanApprovedByList": {
  "value": "Mira_Bhayander_Municipal_Corporation",
  "label": "Mira Bhayander Municipal Corporation"
},
"whetherCoveredUnderAnyState": {
  "value": "No",
  "label": "No"
},
"asPerActualAgreement": {
  "north": "Internal Road / New OM Tower",
  "west": "Panchmukhi Road / St. Paul's High School",
  "south": "Internal Road",
  "east": "Gaurav Galaxy Phase II"
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"asPerDocumentAgreement": {
  "north": "Survey No. 156, Hissa No. 2 (As per RERA)",
  "west": "Internal Road And St. Paul's High School (As per RERA)",
  "south": "Survey No. 155, Hissa No. 3 & 15 Mts. Wide D P. Road (As per RERA)",
  "east": "Survey No. 155, Hissa No. 3 (As per RERA)"
},
"unitBoundaries": {
  "asPerActual": {
    "north": "Flat No. 1203",
    "east": "Flat No. 1201",
    "south": "Marginal Space",
    "west": "Marginal Space"
  },
  "asPerDocument": {
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    "east": "Information not available",
    "south": "Information not available",
    "west": "Information not available"
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  "isDisplay": true,
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"title": "Boundaries of The Flat"
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"whichTheLocalityIsServed": {
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  "taxies": {
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  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "+ Dry balcony Area.",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan No. MNP/
NR/1245/2022-2023 dated 30.06.2022 issued by Mira Bhayandar Municipal
Corporation.",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"compositeRate": {
  "remark": "At the time of visit finishing work was in progress. Installation of 1 lift is
pending.",
  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
  "propertyName": "Flat",
  "rate": "97700",
  "landRate": "28700",
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  "squareMeterGuideLineRate": "107470.00",
  "squareFeetGuideLineRate": "9984.00"
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"igrFinalRate": {
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  "squareFeetGuideLineRate": "9984.00"
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    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Proposed_Residential_Purpose",
    "label": "Proposed Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Building_Under_Construction",
    "label": "Building Under Construction"
  },
  "monthlyRent": "N.A",
  "assessmentNo": "Building Under Construction",
  "taxPaidHolderName": "Building Under Construction",
  "taxAmount": "Building Under Construction",
  "electricityServiceConnectionNo": "Building Under Construction",
  "meterCardHolderName": "Building Under Construction",
  "undividedAreaOfLandAsPerSaleDeed": "Information not available",
  "floorSpaceIndex": "As per MBMC norms",
  "tenantName": "",
  "maintenanceOfFlat": "Building Under Construction"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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  "roof": {
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  },
  "partitions": {
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"value": "6\"_Thk._Brick_Masonry",
"label": "6\" Thk. Brick Masonery"
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"waterTank": {
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"label": "Proposed Municipal Water Supply"
},
"pavementLaid": {
"value": "Proposed,_Yes",
"label": "Proposed, Yes"
},
"carParking": "Proposed Open / Covered Paring Space",
"constructionWorkStatus": {
"value": "InProgress",
"label": "Under Construction"
},
"asthetikLook": {
"value": "Plain_Looking",
"label": "Plain Looking"
},
"dateOfConstruction": {
"date": "",
"month": "1",
"year": "2025",
"fullDate": "1/1/2025"
},
"planningArea": {
"value": "Residential",
"label": "Residential"
},
"typeOfStructure": {
"value": "R.C.C._Framed_Structure",
"label": "R.C.C. Framed Structure"
},
"typeOfFoundation": {
"value": "rcc",
"label": "R.C.C. Foundation"
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"qualityOfConstruction": {
"value": "Good",
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"materialUsedList": {
"value": "Good",
"label": "Good"
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Designed_as_per_I.S._codes",
  "label": "Designed as per I.S. codes"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "New_Building",
  "label": "New Building"
},
"maintenanceIssues": {
  "value": "1",
  "label": "Yes"
},
"visibleDamageInBuilding": {
  "value": "New_Building",
  "label": "New Building"
},
"systemOfAirConditioning": {
  "value": "0",
  "label": "No"
},
"provisionOfFirefighting": {
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  "label": "Proposed, Yes"
},
"groundStilt": {
  "value": "Part_Ground_and_Part_Stilt",
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"label": "Part Ground + Part Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "16",
"flatFloorNo": "12",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "area": "1145.10",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/670f4efaa22f069d0262e194/
routeMap_1729249168575_Image.png",
    "routeLat": "19.274557",
    "routeLng": "72.873865",
    "stationName": "Mira Road",
    "routeDistance": "2.6 km",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
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"finalLatLng": {
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  "type": "Point"
},
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    "id": "ojeqm2",
    "name": "ojeqm2",
    "image": "cases/670f4efaa22f069d0262e194/
routeMap_1729249041631_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
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  "totalkitchenArrangementsRate": "0",
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  "totalinteriorDecorationsRate": "0",
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    "status": true
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    "floorsCompleted": "Complete",
    "percentage": "5",
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    "status": true
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    "status": true
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    "isHideFloor": false,
    "status": true
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}
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"externalBrickWork": {
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  "status": true
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  "floorsCompleted": "18",
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  "status": true
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  "floorsCompleted": "",
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  "status": true
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  "status": true
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  "floorsCompleted": "",
  "percentage": "95.00",
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}
},
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mg_1729232401561_WhatsApp_Image_20241018_at_113834.jpeg",
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mg_1729232401559_WhatsApp_Image_20241018_at_113834_1.jpeg",
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}
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    "orientation": "portrait"
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    "name": "Living Room",
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    "name": "Living Room",
    "path": "cases/670f4efaa22f069d0262e194/externallmg_1729248844892_externallmg_1729232384937_WhatsApp_Image_20241018_at_113825_2.jpeg",
    "orientation": "portrait"
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    "name": "Living Room",
    "path": "cases/670f4efaa22f069d0262e194/externallmg_1729248856752_externallmg_1729232401553_WhatsApp_Image_20241018_at_113828.jpeg",
    "orientation": "portrait"
  },
  {

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mg_1729232401552_WhatsApp_Image_20241018_at_113828_1.jpeg",
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    "max": "16501.00"
  },
  "builtUpRateRange": {
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    "max": "15000.00"
  },
  "saleableRateRange": {
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    "max": "0.00"
  }
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    "status": true,
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    "isEditable": true
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    "status": true,
  }
}
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  "status": true,
  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"potentialValue": {
  "title": "Potential value, if any",
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  "ratePerUnit": "0.00",
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"status": true,
"isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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createCase": "false",
type": "CASE",
leadType": {
  "label": "Lead",
  "value": "LEAD"
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siteVisitType": "FULL",
isExternalReport": false,
isSiteMeasurementAllowed": true,
finalValuationArea": "1041.00",
empanelmentNo": [
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"status": true,
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"ownerName": "Abhishek Ashokbhai Dhorajia",
"ownerPhoneNo": "9594533197",
"appAddress": "FLAT NO 1202 A WING 12TH FLOOR RIDHI SIDHHI NITYANAND
NAGAR NEAR SENT PAUL SCHOOL MIRA ROAD EAST THANE ",
"remark": "ASHISH BHABD SSL SBI 7709815152",
"documents": [
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    "documentType": {
      "value": "652d16a0316e1359cebd3c15",
      "label": " Agreement"
    },
    "inputs": {
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      "from": {
        "value": "Promoter",
        "label": "Promoter"
      },
      "Promoter": "M/s. Hetal Infra Realtors LLF",
      "to": {
        "value": "Allottee",
        "label": "Allottee"
      },
      "Allottee": "Abhishek Ashokbhai Dhorajia, Suvagiya Bansaribahen Arvindbhai &
Ashok Bhagavan Bhai Dhorajia",
      "number": {
        "value": "Registration_No",
        "label": "Registration No"
      },
      "Registration_No": "17805/2024"
    },
    "isHardCopy": false,
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    "id": "951758",
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  },
  {
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"documentType": {
  "value": "60ae1277aa6d152c1801b3cc",
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"inputs": {
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  "nameOfApprovingAuthority": {
    "value": "Mira_Bhayander_Municipal_Corporation",
    "label": "Mira Bhayander Municipal Corporation"
  },
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": " MNP/NR/1245/2022-2023"
},
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"displayStatus": false,
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"fileName":
"document_1729056464919_1729056463271_REVISIED_BUILDING_PLAN.pdf"
},
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  "documentType": {
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      "label": "Mira Bhayander Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": " MNP/NR/1245/2022-2023"
  },
  "isHardCopy": false,
  "displayStatus": false,
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  "path": "cases/670f4efaa22f069d0262e194/
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    "label": "RERA Certificate"
  },
  "inputs": {
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    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "P51700023670"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1729252834941_Certificate.pdf",
  "path": "cases/670f4efaa22f069d0262e194/
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  "id": "731424",
  "uploadedBy": "60f91b6f344e052188ffd1fc",
  "createdAt": "Fri Oct 18 2024 17:30:35 GMT+0530 (India Standard Time)"
}
],
"caseNumber": "011819",
"createdBy": "659ccce98f39506e83489828",
"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Oct 16 2024 10:58:26 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Abhishek Ashokbhai Dhorajia",
    "phone": "9594533197",
    "ownershipShare": "",
    "email": "",
    "id": "713928"
  },
  {
    "name": "Suvagiya Bansaribahen Arvindbhai ",
    "phone": "",

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"email": "",
"ownershipShare": "",
"id": "276069"
},
{
  "name": "Ashok Bhagavan Bhai Dhorajia ",
  "phone": "",
  "email": "",
  "ownershipShare": "",
  "id": "371137"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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      "label": "Square Feet"
    },
    "id": "932198",
    "name": "Living Room",
    "length": "9.33",
    "length1": "9",
    "length2": "4",
    "width": "18.25",
    "width1": "18",
    "width2": "3",
    "totalArea": "170.33",
    "images": [],
    "extraAreas": [],
    "finalArea": "170.33"
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      "label": "Square Feet"
    },
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    "name": "Dining",
    "length": "10.33",
    "length1": "10",
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    "width": "7.67",
    "width1": "7",
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"totalArea": "79.22",
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"extraAreas": [],
"finalArea": "79.22"
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    "label": "Square Feet"
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  "length": "9.00",
  "length1": "9",
  "length2": "00",
  "width": "6.25",
  "width1": "6",
  "width2": "3",
  "totalArea": "56.25",
  "images": [],
  "extraAreas": [],
  "finalArea": "56.25"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "Bedroom",
  "length": "15.00",
  "length1": "15",
  "length2": "00",
  "width": "8.58",
  "width1": "8",
  "width2": "7",
  "totalArea": "128.75",
  "images": [],
  "extraAreas": [],
  "finalArea": "128.75"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },

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"id": "4",
"name": "Bedroom",
"length": "12.58",
"length1": "12",
"length2": "7",
"width": "14.58",
"width1": "14",
"width2": "7",
"totalArea": "183.51",
"images": [],
"extraAreas": [
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "_id": "67124874fd439c34722c6092",
    "name": "Bedroom",
    "extraAreaType": "Add",
    "length": "5.25",
    "length1": "5",
    "length2": "3",
    "width": "3.58",
    "width1": "3",
    "width2": "7",
    "totalArea": "18.81"
  }
],
"finalArea": "202.32"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Toilet",
  "length": "6.67",
  "length1": "6",
  "length2": "8",
  "width": "5.00",
  "width1": "5",
  "width2": "00",
  "totalArea": "33.33",
  "images": [],
  "extraAreas": [],
```



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"finalArea": "33.33"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Bedroom",
  "length": "14.83",
  "length1": "14",
  "length2": "10",
  "width": "10.33",
  "width1": "10",
  "width2": "4",
  "totalArea": "153.28",
  "images": [],
  "extraAreas": [],
  "finalArea": "153.28"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "7",
  "name": "Toilet",
  "length": "6.75",
  "length1": "6",
  "length2": "9",
  "width": "5.00",
  "width1": "5",
  "width2": "00",
  "totalArea": "33.75",
  "images": [],
  "extraAreas": [],
  "finalArea": "33.75"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "8",
  "name": "Cupboard",
  "length": "6.83",
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"images": [],
"extraAreas": [],
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},
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "9",
  "name": "Toilet",
  "length": "5.67",
  "length1": "5",
  "length2": "8",
  "width": "5.42",
  "width1": "5",
  "width2": "5",
  "totalArea": "30.69",
  "images": [],
  "extraAreas": [],
  "finalArea": "30.69"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "name": "Passage",
  "length": "12.67",
  "length1": "12",
  "length2": "8",
  "width": "4.58",
  "width1": "4",
  "width2": "7",
  "totalArea": "58.06",
  "images": [],
  "extraAreas": [],
  "finalArea": "58.06"
}
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],
"otherComposition": [
  {
    "toBeAdded": {
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      "value": "Carpet"
    },
    "name": {
      "label": "Dry Balcony Area",
      "value": "Dry_Balcony_Area"
    },
    "measurementType": {
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Name	Length	Width	Total
Composition :			
Living Room	9'4"	18'3"	170.33
Dining	10'4"	7'8"	79.22
Kitchen	9'00"	6'3"	56.25
Bedroom	15'00"	8'7"	128.75
Bedroom	12'7"	14'7"	183.51
Toilet	6'8"	5'00"	33.33
Bedroom	14'10"	10'4"	153.28
Toilet	6'9"	5'00"	33.75
Cupboard	6'10"	2'00"	13.67
Toilet	5'8"	5'5"	30.69
Passage	12'8"	4'7"	58.06

Other
Composition :

Dry Balcony Area	6'3"	3'5"	21.35
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